

BOARD OF ZONING APPEALS AGENDA AUGUST 1, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **August 1, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

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| 9:00 A.M.

M. Mertz
Admin.
Moved to
11/7/18 at
Appl. req. | PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District. (Admin. moved from 9/27/17, 12/6/17, 3/14/18, and 5/16/18 at appl. req.) |
| 9:00 A.M.

C.S. Belgin
Admin.
Moved to
11/7/18 at
Appl. req. | PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (Admin moved from 7/12/17, 10/4/17, 1/10/18, 3/28/18, and 5/23/18 at appl. req.) |
| 9:00 A.M.

C.S. Belgin
Admin.
Moved to
11/28/18 at
Appl. req. | TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, A 2017-SP-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (Admin. moved from 3/28/18, and 5/23/18 at appl. req.) |

9:00 A.M. ANGELA LAURIA A 2018-DR-008 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-010.) (*Admin. moved from 6/20/18 at appl. req.*)

A. Homer
Withdrawn

Public Hearings

9:00 A.M. CEDAR MEDICAL, LLC. A 2018-DR-010 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing operation of a business from a dwelling that is most similar to a school of special education, which doesn't meet the use limitations for home occupations in the R-1 District, in violation of Zoning Ordinance provisions. Located at 612 Rivercrest Drive, McLean 20101. On approx. 1.1999 acres. of land zoned R-1. Dranesville District. Tax Map 21-2 ((3)) 19R. (Concurrent with A 2018-DR-008.) (*Admin. moved from 6/20/18 at appl. req.*)

A. Homer
Dismissed

9:00 A.M. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). (*Admin. moved from 1/24/18 at appl. req.*) (*Admin. moved from 2/7/18 due to inclement weather.*) (*Continued from 3/7/18, 4/18/18, and 6/13/18.*)

E. Estes
Approved-In-Part

9:00 A.M. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). (*Admin. moved from 1/24/18 at appl. req.*) (*Admin. moved from 2/7/18 due to inclement weather.*) (*Continued from 3/7/18, 4/18/18, and 6/13/18.*)

E. Estes
Denied

9:00 A.M. ROBIN G. DAVIS, SP 2018-LE-049 Appl. Under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 8.3 ft. from the west side lot line and a deck (paver patio) to remain 1.7 ft. from the east side lot line. Located at 6504 Windham Ave., Alexandria, 22315 on approx. 26,793 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2 ((9)) 100.

E. Estes
Approved

9:00 A.M. JACQUELYN A. VAN CLEVE., SP 2018-MV-048 Appl. Under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 10.6 ft. from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit a previously constructed addition to remain 10.0 ft. with chimneys at 8.3 ft. and 8.7 ft. and an accessory structure (two story barn/garage) to remain 2.4 ft. from a side lot line. Located at 1811 Collingwood Rd., Alexandria, 22308 on approx. 2.0 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((1)) 32. (*Admin. moved from 7/25/18 at appl. req.*)

E. Estes
Approved

- 9:00 A.M. GARY A. CASTELLAW, SP 2018-PR-050 Appl. Under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 10.0 ft. from a side lot line. Located at 10595 Hannah Farm Rd., Oakton, VA 22124 on approx. 38,235 sq. ft. of land zoned R-1. Providence District. Tax Map 37-4 ((25)) 10.
K. McMahan
Approved
- 9:00 A.M. EDWARD E. MOAWAD, VC 2018-DR-011 Appl. under Sects. 3-107 and 18-401 of the Zoning Ordinance to permit construction of a second story addition 17.0 ft. from the western side lot line and 23.0 ft. from the front lot line and a two story addition 13.8 ft. from the eastern side lot line, 25.8 ft. from the front lot line and 23.8 ft. from the rear lot line. Located at 6302 and 6304 Old Dominion Dr., McLean, 22101 on approx. 8,896 sq. ft. of land zoned R-1. Dranesville District. Tax Map 31-3 ((1)) 131 and 134.
K. McMahan
Approved
- 9:00 A.M. ALAHNA KELLOGG, SP 2018-LE-043 Appl. Under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5716 Marble Arch Way, Alexandria, 22315 on approx. 10,941 sq. ft. of land zoned R-3. Lee District. Tax Map 100-2 ((2)) 263. (Deferred from 7/25/18 at Appl. req.)
K. McMahan
Approved
- 9:00 A.M. MCLEAN ISLAMIC CENTER, SPA 79-D-141-03 Appl. under Sects. 3-103 and 8-303 of the Zoning Ordinance to amend SPA 79-D-141-02 previously approved for a place of worship to permit modifications of development conditions. Located at 8800 Jarrett Valley Dr., Vienna, 22182 on approx. 1.54 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((1)) 10A.
H. Eddy
Deferred to
10/3/18 at
Appl. req.

JOHN F. RIBBLE III, CHAIRMAN